

RALEIGH-DURHAM AIRPORT AUTHORITY
TELECONFERENCE MINUTES
January 23, 2001

Vice Chairman Gibbs presided. Present: members Lane; Parker; Teer; Toler and Winston. Absent: members Clancy and Sparrow. Also present: Airport Director Brantley; Assistant Director for Facilities Powell; Program Manager Quesenberry; Attorney Tatum and Executive Assistant Mitchell.

The Authority reconvened the Authority meeting of January 18, 2001 via teleconference to consider the following:

Bids received January 19, 2001 for construction of Parking Garage 4, RDU #070319, and Airline Cargo & Commissary/Warehouse Building, RDU #070359. Program Manager Quesenberry reported that two bids were received on January 19, 2001. The low bidder was Archer Western Contractors Ltd. of Atlanta, Georgia in the amount of \$102,796,303.38. The MBE participation reflected in their bid indicated participation levels of 1.93% for female-owned and 11.40% for black-owned minority business enterprises. When the MBE participation was adjusted to reflect current MBE certification by RDU, this decreased the level of black-owned minority business enterprises from 11.40% to 2.85%. The balance of participation is with The Artis Group (Atlanta, Georgia), which has submitted a certification application to the Authority. Staff is confident that The Artis Group will be certified upon receipt of all pertinent documentation. If for some reason The Artis Group cannot be certified, Archer Western Contractors would be required to make a good faith effort to replace that firm with another MBE firm performing similar categories of work or with a similar MBE category firm. The second low bidder was Caddell Construction Co. Inc. of Montgomery, Alabama in the amount of \$105,241,728.87. The low bid from Archer Western is approximately 5.8% above the estimates of the engineer and the Authority's cost estimating consultant (US Cost). Staff recommended accepting the low bid and awarding the contract to Archer Western Contractors, Ltd., subject to completion of revenue bond financing for the project, and subject to discussing with Archer Western potential cost-savings on the work. A report on possible cost-savings will be made at the February 15, 2001 Authority meeting.

Member Winston asked if any further due diligence would be performed on the two bidders, specifically with regard to cost-related matters. Assistant Director for Facilities Powell responded that no further due diligence would be performed as both bidders were pre-qualified as prime bidders. However, staff was interested in obtaining more details on Archer Western's intent with respect to its choices of subcontractors for the project.

Attorney Tatum commented that staff was satisfied with the work history of Archer Western, and that all prudent and reasonable steps were taken to ensure the due diligence process was conducted in a very thorough manner.

Member Winston made a motion, seconded by Member Teer, to accept the low bid and award the prime contract for construction of Parking Garage 4, RDU #070359, and Airline Cargo & Commissary/Warehouse Buildings, RDU #070359, to Archer Western Contractors, Ltd. subject to completion of revenue bond financing for the project, and subject to staff discussing with Archer Western potential cost-savings on the work and reporting back to the board on February 15, 2001. Adopted.

There being no further business, Vice Chairman Gibbs adjourned the meeting.

Respectfully submitted,

_____, Secretary

CORRECT ATTEST:

Kenneth D. Gibbs, Sr., Vice Chairman